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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Glenelder Residential

Lead Agency: County of Los Angeles

Contact Name: Lynda Hikichi

Email: lhikichi@planning.lacounty.gov Phone Number: 213-974-6411

Project Location: Hacienda Heights (*City*) Los Angeles (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project applicant, Lennar Homes, proposes to create one multi-family lot for a condominium development comprised of 85 detached residential units on 10 net acres. On-site amenities include an outdoor seating and barbeque areas of approximately 16,360 square feet. The 10-acre project site is located at 16234 Folger Street in the unincorporated community of Hacienda Heights. The new residential development will have access via Folger Street, Glenelder Avenue, and Hinnen Avenue. The project site is a decommissioned elementary school site consisting of seven school buildings (five classrooms, one multipurpose room, and administration) and several portable classrooms and parking areas previously used for the Glenelder Elementary school. The floor areas for the existing buildings total 32,614 square feet. The existing seven buildings, portable classrooms, and parking areas are proposed to be removed/demolished. Grading of approximately 165,000 cubic yards (82,500 cy cut and 82,500 cy fill) is proposed.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological: The Project site includes existing buildings, which could be used as bat roosting habitat. A pre-construction bat surveys are to be preformed prior to any impacts. Any destroyed formerly occupied bat roosting habitat due to project construction shall be replaced with species-appropriate artificial bat roosts. To minimize impacts to nesting birds, a pre-construction nesting bird survey is to be conducted prior to any disturbances during avian breeding season. Cultural: The Project site indicates a potential for subsurface cultural deposits. Prior to the commencement of grading activities there shall be written evidence that a qualified archaeologist and paleontologist has been retained. The Paleontologist shall be onsite if extractions penetrate the bedrock formations. If human remains are encountered during excavation activities, all work shall halt and the County Coroner shall be notified. Geology: The Applicant shall implement the recommendations within the Geotechnical Report. Hazards: To mitigate any previous asbestos, lead, and miscellaneous toxic materials, a updated survey for such hazards shall take place and be removed and disposed of properly prior to demolition of any buildings. The existing hazardous waste management (HWM) infrastructure in the County is inadequate therefore educational materials shall be provided to new homeowners. Noise: In order to reduce impacts associated with construction all plans include language of time and day activities can take place. Ventilation standards are required and documentation to be provided to County Department of Building and Safety. Transportation: To mitigate impacts to VMT, the Applicant shall fund the construction of 2.4 miles of Class III bicycle facilities. TRC: to mitigate impacts to TRC a Native American monitor is to be retained prior to impacts and procedures for unanticipated remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board Los Angeles Region
County of Los Angeles Department of Public Works
County of Los Angeles Fire Department
County of Los Angeles Sanitation District
County of Los Angeles Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
County of Los Angeles Sheriff Department
County of Los Angeles Parks and Recreation
County of Los Angeles Subdivision Committee